

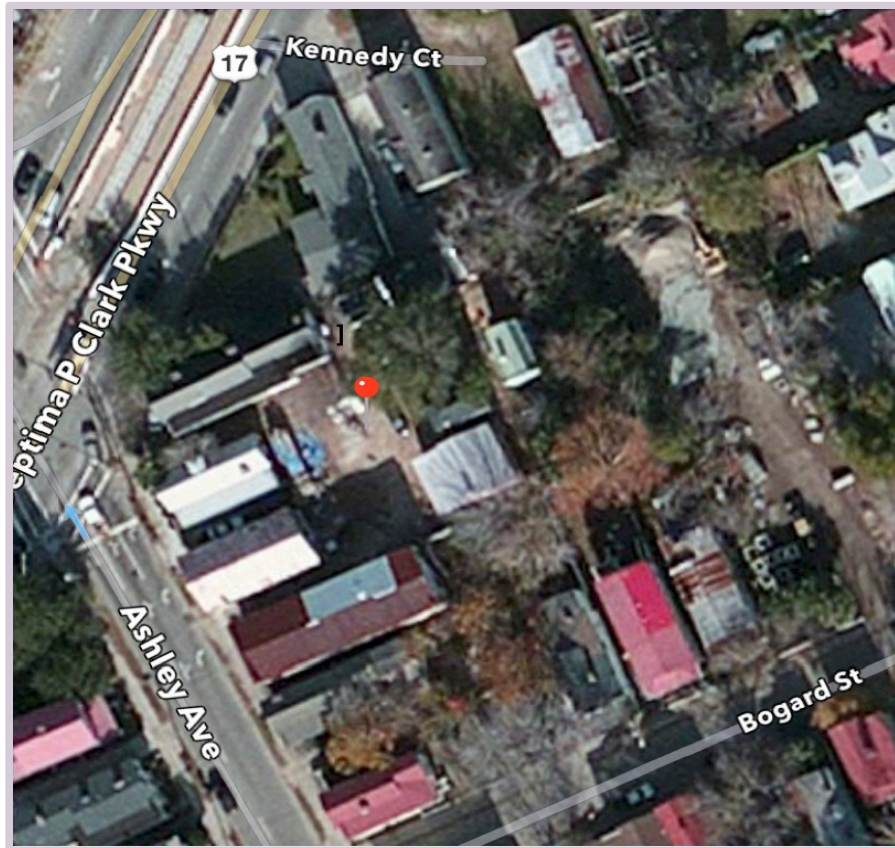
CATFIDDLE

DEVELOPMENT GUIDELINES + LAND USE PLAN

CHARLESTON, SOUTH CAROLINA

PLANNING COMMISSION HEARING DATE: FEBRUARY 18, 2015

CITY PROJECT ID No: 150102-ASHLEYAVE-1



APPLICANT:

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RELATIONSHIP TO THE ZONING ORDINANCE OF THE CITY OF CHARLESTON

The Development Guidelines and Land Use Plan for the Catfiddle Planned Unit Development ("PUD"), attached hereto and made a part hereof, are part of the PUD conditional use Master Plan application submitted in accordance with the Zoning Ordinance of the City of Charleston, Article 2, Part 7, Sections 54-250, et. seq. The Zoning Ordinance of the City of Charleston is incorporated herein by reference, except as amended herein.

No person shall erect or alter any building, structure, or sign on any tract of land or use any tract of land within the Catfiddle PUD except in conformance with these guidelines and regulations. Unless modified herein, definitions of terms used in the Catfiddle PUD Development Guideline shall follow definitions listed in the Zoning Ordinance of the City of Charleston, as amended from time to time. Administration and enforcement of the adopted Catfiddle PUD Master Plan shall follow Article 9 of the Zoning Ordinance of the City of Charleston.

The Catfiddle PUD Master Plan was approved by Charleston City Council on_____,
2015 Ordinance Number_____.

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I. OVERVIEW

This is the zoning master plan for Catfiddle, a new Planned Unit Development located between the block streets of Kennedy Court, Ashley Avenue and Bogard Street (TAX ID NUMBERS: 460-07-04-009, 015, 016, 027, 028, 029, and 205 through 217). This includes the Horizontal Property Regimes known as the 266 Ashley Avenue Horizontal Regime and the 264 Ashley Avenue Horizontal Property Regime (including its units, and the general and limited common areas). This document and the attached information are submitted in accordance with Article 2 Part 7 § 54-250, et. seq.

The proposed development may be developed in two phases. The phased development is necessary in order to provide time to conform to the requirements for termination as provided in the 264 Ashley Avenue and 266 Ashley Avenue Master Deed and the Horizontal Property Regime Act § 27-31-10 of the S.C. Code of Laws of 1976, as amended. The developer may require additional time to convey limited common areas to unit owners (include them as a part of proposed lots on the proposed subdivision plat) and general common areas to the proposed development's property owners' association.

The parcels located on Kennedy Court and Bogard Street are included in the proposed first phase of development. The proposed second phase of the proposed development will incorporate the Horizontal Property Regimes located on Ashley Avenue.

The property is approximately 0.92 acres and is zoned DR-2F. Catfiddle is an urban infill project, designed to connect with the fabric of the Cannonborough-Elliottborough neighborhood. The proposed development will integrate the existing historic structures and the existing new construction located within the proposed development. The site planning and the character of the buildings (existing and to be constructed) are based on a design aesthetic of a knitted European village that evokes a sense of timelessness.

II. LAND USES

The proposed development measures less than 1 acre and has a proposed total net density of twenty-four (24) single family residences ("SF") of which 75%-95% will be owner occupied. Commercial activity in the development shall be limited to the existing professional office located in the accessory building on the site and offices located in a residence. The proposed development will have a private drive for access to the public right of ways to Bogard Street, Ashley Avenue and Kennedy Court.

There will be two Phases of Development. Phase 1 shall include proposed Lots 1-15 and Phase 2 shall include proposed Lots 16-24 more particularly identified on the proposed concept subdivision plat.

A. BUILDABLE AREA AND OPEN SPACE AREA

The total area the buildings will occupy in the PUD is less than 50% of the total gross land area. Since the proposed development is less than ten (10) acres, it is exempt from Section 54-256(h) and is not required to dedicate a minimum of twenty (20%) percent of its total gross area to open space for recreational or passive uses. The proposed development, however, will include open spaces for communal activities, bicycle parking, pedestrian tunnels, and terraces.

LAND USE BY TOTAL AREA

TOTAL LAND USE	TOTAL SQ. FT.	TOTAL ACRES
Total Gross Area	39,978 Sq. Ft.	0.92 Ac.
Total Lot Area	28,385 Sq. Ft.	0.64 Ac.
Total Parking Area	1,497 Sq. Ft.	0.05 Ac.
Total Open Space	10,106 Sq. Ft.	0.21 Ac.

TOTAL LOT COVERAGE

TOTAL AREA	TOTAL SQ. FT.	TOTAL ACRE
Total Gross Area	39,978 Sq.Ft.	0.92 Ac.
Total Buildable Area	18,542.83/18,966.83 Sq.Ft.	0.43 or 0.44 Ac.

TOTAL DENSITY

TOTAL GROSS AREA	TOTAL SQ. AREA FOR MULTI FAMILY	NET DENSITY
39,978 Sq. Ft.	1,650 Sq. Ft.	24 Dwelling Units

BREAKDOWN OF LOT SIZES AND BUILDABLE AREA PER LOT

The below chart provides a detailed break down of each lot size and the buildable area for each lot.

LOTS	TOTAL LOT SQ. FT.	TOTAL BUILDABLE ¹ AREA SQ. FT.
Lot 1 ²	545	472/517
Lot 2 ³	537	472/588
Lot 3	772	712
Lot 4	1001	660
Lot 5 ⁴	679	610/655
Lot 6 ⁵	493	493 /583
Lot 7	2879	1920
Lot 8 ⁶	2438	1488/1088
Lot 9	992	372/572
Lot 10	1091	372/572
Lot 11 ⁷	580	554/652
Lot 12	555	555
Lot 13	2055	1208
Lot 14	1907	983
Lot 15	932	610.83
Lot 16 ⁸	1261	667
Lot 17	656	630
Lot 18	705	586
Lot 19	581	500
Lot 20	697	371
Lot 21 ⁹	2783	1161/1181
Lot 22	778	778
Lot 23	1679	1096
Lot 24	1789	1282

¹ Where indicated a lot's total buildable area is permitted to increase.

² Lot 1 permitted an additional 43.50 sq. ft. for a balcony over the common area.

³ Lot 1 permitted an additional 43.50 sq. ft. for a balcony over the common area.

⁴ Lot 2 permitted an additional 116 sq. ft. for a balcony over the common area.

⁵ Lot 5 permitted an additional 44.45 sq. ft. for a balcony over the common area.

⁶ Lot 6 permitted an additional 90 sq. ft. for a balcony over the common area.

⁷ If Lot 8 removes 400 sq. ft from the existing building, then Lots' 9 and 10 buildable area may increase by an additional 200 sq ft. each.

⁸ Lot 11 permitted an additional 108 sq. ft. for a balcony over the common area.

⁹ Lot 16 permitted an additional 240 sq.ft for an addition above the surface easement.

¹⁰ Lot 21 permitted an additional 20 sq. ft. for a balcony over the common area

B. HEIGHT, AREA AND SETBACK REGULATIONS FOR EACH BUILDABLE LOTS

Lot No.	Type ¹⁰	Min/Max Height ¹¹	Max. Lot Coverage ¹²	Minimum Setbacks			
				North	South	East	West
Lot 1	SF	25/42	472/517	3'	0'	8"	0'
Lot 2	SF	25/42	472/588	0'	3'	8"	0'
Lot 3	SF	25/42	712	0'	8"	8"	0'
Lot 4	SF	25/42	660	0'	0'	8"	2' ¹³
Lot 5	SF	25/42	610/655	0'	0'	0'	0'
Lot 6 ¹⁴	SF	25/42	493/583	0'	0'	0'	0'
Lot 7	SF	25/42	1920	0'	0'	0'	0'
Lot 8	SF	Existing	1488/1088 ¹⁵	0'	8'	0'	8'
Lot 9	SF	25/42	372/572 ¹⁶	0'	0'	3'	3'
Lot 10	SF	25/42	372/572 ¹⁷	0'	0'	3'	3'
Lot 11	SF	25/42	544/652	0'	2' ¹⁸	0'	0'
Lot 12 ¹⁹	SF	25/42	555	0'	0'	0'	0'
Lot 13	SF	Existing	1208	0'	8'	0'	9'
Lot 14	SF	Existing	983	0'	0'	1'	7'
Lot 15 ²⁰	SF	25/42	610.83	0'	0'	0'	0'
Lot 16 ²¹	SF	Existing	667	0'	0'	0'	0'
Lot 17	SF	25/42	630	3'	0'	0'	0'
Lot 18	SF	Existing	586	3'	0'	0'	0'
Lot 19	SF	Existing	500	3'	0'	0'	0'
Lot 20	SF	Existing	371	0'	0'	0'	0'
Lot 21	SF	Existing	1161/1181	0'	0'	0'	0'
Lot 22	SF	25/42	778	0'	0'	0'	0'
Lot 23	SF	Existing	1096	0'	0'	0'	0'
Lot 24	SF	Existing	1282	0'	0'	0'	0'

¹⁰ All residential building types shall be Single Family ("SF")

¹¹ The height of an existing building sets the minimum/maximum height restrictions for the particular lot.

¹² Maximum Lot Coverage expressed as square feet and any alternate maximum lot coverage identified are the result of either permitted construction over common areas or as otherwise indicated.

¹³ A 2' setback is required only at the point where Lot 4's property line abuts Lot 5's property line.

¹⁴ A portion of a building built on Lot 6 is subject to the surface easement indicated in Article II. Section C. Encroachments and Surface Easements.

¹⁵ If 400 sq. ft of existing building is removed.

¹⁶ If 400 sq. ft. of the existing building located on Lot 8 is removed, the maximum lot coverage shall increase to 57%.

¹⁷ If 400 sq. ft of the existing building located on Lot 8 is removed, the maximum lot coverage shall increased to 52%

¹⁸ Any Buttresses built on the building occupying Lot 11 are excluded from the setback requirement, i.e., a buttress may encroach into the required 2' setback.

¹⁹ A portion of a building built on Lot 12 is subject to the surface easement indicated in Article II. Section C. Encroachments and Surface Easements.

²⁰ A portion of a building built on Lot 15 is subject to the surface easement indicated in Article II. Section C. Encroachments and Surface Easements.

²¹ A portion of a building built on Lot 16 is subject to the surface easement indicated in Article II. Section C. Encroachments and Surface Easements.

C. ENCROACHMENTS AND SURFACE EASEMENTS

For the existing buildings, any encroachments, eave or gutter overhangs, which are non-conforming to the PUD's guidelines are permitted to continue. For any new construction, eave and gutter overhangs are permitted to encroach across the PUD's common area a maximum of three (3') feet; however, any encroachment or overhang is subject to the POA's design review board's approval; however, any eave and gutter overhangs over adjacent property not included in the PUD must conform to the City of Charleston's Building Code requirements.

Lots 1, 2, 5, 6, 11 and 21 are permitted to build balconies, which encroach into the common area; however, the balconies must be built a minimum of eight (8') feet above the common area.

Subject to the POA's design review board's approval, mechanical equipment, such as water heaters and heating and air conditioning units, affixed to the building may encroach into the common area; however, any mechanical equipment must be installed at least eight (8') feet above grade.

Lots 6, 12, 15 and 16 are required to provide easements for ingress and egress or parking, where indicated on the proposed subdivision plat; thus, portions of any part of the building and/or additions located on the building must be built at a minimum height above the easement, as indicated in the chart below.

Specific Requirement for Lot 12: The elevated portion of the building built over Easement A whether enclosed or open must have an east wall that is eight (8') feet six (6") inches tall. This portion of the building may only be nine and half (9 ½') feet tall and may occupy a maximum of 111 square feet.

Specific Requirement for Lot 16: A 240 square feet elevated addition is permitted over the surface easement. The addition may be supported by a maximum of three (3) 1' foot diameter posts.

LOTS	TOTAL SQ. FT. EASEMENT	MINIMUM HEIGHT ABOVE EASEMENT
Lot 6	90 sq. ft.	24' MSL
Lot 12		
Easement A	111 sq. ft	21.30' MSL
Lot 12		
Easement B	93.36.sq. ft.	21.90' MSL
Lot 15	353.87 sq. ft.	24.34' MSL
Lot 16	320 sq. ft.	20' MSL

D. PARKING

The proposed development calculation for dwelling units falls under the multi-family calculation; thus, as provided under Section 54-317 for multiple dwellings, the off street requirement is 1 1/2 per unit. The required total number of spaces for the development is 36. However, the developer's site plan accommodates 2 parking space for each proposed lot, which is further described below.

1. SINGLE FAMILY RESIDENCE PARKING

- Lots 1-5, 7-11, 13-16, 19, 20, 22-24 shall accommodate 2 parking spaces.
- Lot 6 shall have an easement for 2 parking spaces on Lot 16, as depicted on the proposed subdivision plat.
- Lot 12 shall accommodate parking on Lot P5 and P6.
- Lot 17 shall accommodate 1 parking space on site and park on non-buildable Lot P7.
- Lot 18 shall have parking located on Lot P4.
- Lot 21 shall have parking located on Lot P1 and P3.

2. COMMERCIAL PARKING

Parking is not required for commercial uses, including accommodation uses, occurring in any SF Residence or Accessory Building.

E. COMMERCIAL BUILDING AND PERMITTED USES

Provided, the SF residence is owner-occupied and the property owner resides there a minimum of 183 days a year, a SF residence is permitted to have a professional office; however, a SF residence may not be used or occupied 100% as a professional office.

Additionally, provided the SF residence is owner-occupied and the property owner resides there a minimum of 183 days a year, a SF Residence is permitted to have an accommodation use, such as a bed and breakfast or as a short-term rental.

The existing Accessory Building may be used 100% as a professional office or as an accommodation use or any combination of the permitted commercial uses.

F. ACCESSORY BUILDINGS

The only permitted accessory building is the existing accessory building located on Lot 21. Additionally, this accessory building may have a dwelling unit. Lots 1–20 and 22-24 are not permitted to construct an accessory building.

III. BUFFERS

The proposed development has existing buffers fronting Ashley Avenue and Septima Clark Hwy (f/k/a US Hwy 17). Except as specifically addressed in this Master Plan or as required, any additional landscape buffers for the proposed development shall conform to the requirements of Section 54-344 of the Zoning Ordinance.

IV. TREE SUMMARY

There are 3 trees (18" Elm, 12" Popcorn, and 12" Palm) located on the site and 2 trees ("17 Oak and 40" Sycamore) on the property line. The trees have been incorporated into the site planning and design of the proposed development. All trees will be protected in accordance with Section 54-325, *et. al.* of the City of Charleston Zoning Ordinance. The removal of any tree classified as a grand tree will require the approval by variance through the City of Charleston Board of Zoning Appeal.

V. RIGHT-OF-WAY(ROW)

As indicated, the proposed development fronts on the public right-of-ways of Ashley Avenue, Bogard Street and Kennedy Court. The existing SF residences currently access the public right of way from either Ashley Avenue or Kennedy Court. Unless specifically required or addressed in this Master Plan, the proposed development is not requesting any changes to any sidewalks or any other materials in the public right of way.

As depicted on the proposed subdivision plat, the proposed development's ingress/egress shall be across private drives. The private drive between Kennedy Court and Bogard Street shall be across a private drive from which a vehicle may enter or exit the development from Ashley Avenue, Bogard Street or Kennedy Court, subject to City of Charleston's requirements. The POA will provide maintenance for this private drive.

The private drive and common areas will be appropriately landscaped and hardscaped with pervious pavers and will be complementary with the existing landscaping and hardscaping of the 266 and 268 Ashley Avenue HPR developments, which are included in this Master Plan.

VI. DRAINAGE ANALYSIS

As identified in the proposed development's site survey, a portion of the site is located in Flood Zone X and Flood Zone AE-13.

For proposed Phase 1 of the proposed development, the City shall require an approved drainage plan, except for the lots known as 1, 3 and 5 Kennedy Court and 70 ½ Bogard Street. A drainage plan for proposed Phase 2 is not required as the property has already been developed.

VII. TRAFFIC STUDY

Since Phase 2 of the proposed development is existing and residences included in proposed Phase 1 exist along Kennedy Street and Bogard Street, i.e. a total of fourteen (14) residences, a traffic

study is not necessary. The addition of ten (10) SF residences will have a nominal impact, if any, on traffic. A traffic study shall be provided if required after further review by City staff.

The development affords 1 and 3 Kennedy Court (proposed Lots 13 and 14) the ability to ingress and egress from either Ashley Avenue or Bogard Street, subject to City of Charleston requirements, rather than the current traffic flow, which is to enter and exit directly from the Northbound lane of the Septima Clark Hwy (f/k/a US HWY 17). Additionally, the proposed development provides the interior lots in 266 Ashley Ave HPR (proposed Lots 16-22 and Lots P1-4) the opportunity to ingress and egress from Bogard Street rather than directly at the intersection of Ashley Ave. and Septima Clark Hwy; however, this traffic flow is subject to the City of Charleston's approval.

VIII. SIGNAGE

The PUD's POA Design Review Board shall create a set of standards for signage, including commercial signage for SF Residences or the Accessory Building. Any signage approved by the PUD's POA Design Review Board may then be submitted to the City of Charleston for approval, if required.

IX. CULTURAL RESOURCES

On the site exists historic structures, which have been or will be restored and redeveloped, other than these historic structures the site does have any other cultural or historic resources.

X. LETTERS OF COORDINATION

Letters of Coordination from SCE&G, Charleston County School District, Xfinity-Comcast are included and Charleston Water will be supplemented.

XI. ADDITIONAL DEVELOPMENT CRITERIA

For purposes of fire safety and prevention, each newly constructed SF residence will be required to have a multipurpose/multiuse (not stand-alone type) residential sprinkler system, as subject to requirement by Charleston Fire Department.

The developer anticipates selling proposed vacant lots to individuals to construct their personal residence; however, since the proposed vacant lots are unique in shape and vary in sizes and dimensions and ingress/egress easements exist across certain lots, the developer will provide design guidance for the type, style, elevations and floor plans that will accommodate and support a viable SF residence.

Additionally, the proposed development anticipates that each SF residence that is built within the development shall first be subject to the approval of the POA's design review board prior to any lot owner's submission of its design-build plans to the City of Charleston planning and preservation department or the building department for approval.

XII. SUBDIVISION

A preliminary subdivision plat for proposed Phase 1 and Phase 2 of the proposed development is included in this application for review. The proposed subdivision plat is comprised of 6 Parcels (including Units and Parking Units owned by individuals within the 266 and 264 HPRs), owned by various individuals. Each Parcel has been allocated the following residential units:

PARCEL	TMS. No.	LAND AREA	UNIT ALLOCATION
	460-07-04-016		
266 Ashley Ave.	(201, 205-211, 216-217)	11,262 Sq. Ft.	7 of 24
264 Ashley Ave.	460-07-04-015(212-214)	5,108 Sq. Ft.	2 of 24
0 Bogard St.	460-07-04-218	12, 194 Sq. Ft.	9 of 24
70 ½ Bogard St.	460-07-04-009	4, 625 Sq. Ft.	3 of 24
5 Kennedy Crt.	460-07-04-027	2, 231 Sq. Ft.	1 of 24
3 Kennedy Crt.	460-07-04-028	2,433 Sq. Ft.	1 of 24
1 Kennedy Crt.	460-07-04-029	2, 127 Sq. Ft.	1 of 24

XIII. APPENDICES

ATTACHED

A. AERIAL SITE VIEW



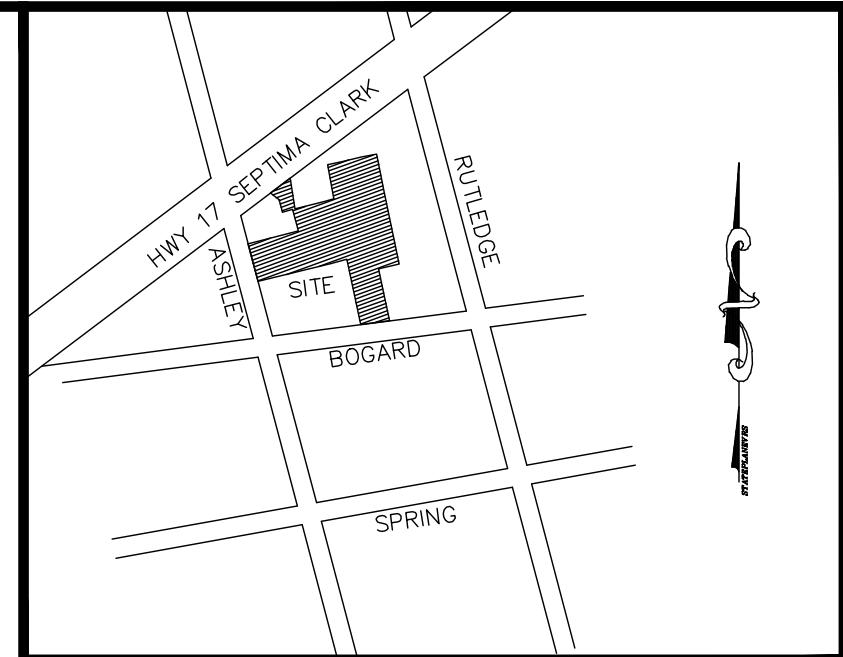
B. SITE BOUNDARY SURVEY

LEGEND

- IRON PIPE FOUND
- IRON PIPE SET
- CALCULATED POINT
- STORM MANHOLE
- HACKBERRY TREE
- ELM TREE
- OAK TREE
- PALM TREE
- POPCORN TREE
- FIRE HYDRANT
- POWER POLE
- SPOT ELEVATION
- UTILITY BOX
- SEWER MANHOLE
- ELECTRIC BOX

NOTES

- PROPERTY CORNERS SET ARE ALL 5/8" REBAR UNLESS NOTED OTHERWISE
- AREA CALCULATED BY THE COORDINATE METHOD.
- BEARINGS SHOWN HEREON ARE STATEPLANE GRID
- THIS PLAT IS INTENDED ONLY TO SHOW THE BOUNDARY FOR THE PARCELS AND IS BASED ON FOUND MONUMENTATION, LISTED REFERENCE DATA, AND LINES OF OCCUPATION. NO TITLE RESEARCH WAS DONE.
- SETBACKS ARE SUBJECT TO CHANGE AND MUST BE APPROVED BY CITY OFFICIAL
- THE SURVEY SHOWS EASEMENTS WHICH ARE OBVIOUS OR APPARENT TO THE SURVEYOR
- NO SUBSURFACE INVESTIGATION DONE
- ANY REPRESENTATION OUTSIDE BOUNDARY IS FOR REFERENCE
- THERE HAS BEEN NO ENVIRONMENTAL INVESTIGATION DONE FOR THE PARCELS; THE PRESENCE OR ABSENCE OF U.S. ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS OR DHEC-OCRM CRITICAL AREAS ARE UNDETERMINED AS OF THIS DATE.
- THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA; ZONE "AE" ELEV. 13 AS PER F.I.R.M. PANEL #45019C 05123, DATED NOVEMBER 17, 2004



LOCATION MAP NOT TO SCALE

PUPS TICKET CALLED IN- REFUSED TO MARK WHOLE SITE

REFERENCES RMC

- PLAT BY LAMB DATED 7/2/07 PLAT BOOK DF PG 760
- PLAT BY NELSON DATED 7/2/07 NOT RECORDED OR SIGNED
- PLAT BY PEABODY DATED 4/6/05 NOT RECORDED OR SIGNED
- PLAT BY STEVE JOHNSON DATED 8/30/13 PLAT BK S13 PG 0283
- PLAT BY GEORGE JOHNSON DATED 6/5/84 PLAT BK BA PG 082
- PLAT BY LAWSON DATED 8/8/08 PLAT BK L09 PG 0462
- DEED BK 0179 PG 284

LINE TABLE		
LINE	LENGTH	BEARING
L1	8.42	N 24°41'43" W
L2	19.65	N 62°20'1" E
L3	11.44	N 23°12'8" W
L4	9.15	N 69°08'21" E

BOUNDARY PLAT FOR
TMS#460-07-04-009,015,016, 205 THRU 218,
TMS# 460-07-04-027, 028, 029
OWNED BY REID BURGESS, SALLY EISENBERG, WILLIAM & BARBARA
HANCOCK, 1 KENNEDY COURT, LLC, JUDITH AIDOO
266 ASHLEY AVE, LLC, MARK & DIANE GOULD, ANDREW GOULD,
264 ASHLEY AVE HOA, 266 ASHLEY AVE HOA, & REVERSE SPRAWL, LLC
LOCATED IN
CITY OF CHARLESTON
CHARLESTON COUNTY SOUTH CAROLINA
DATE SURVEYED: JUNE 23, 2014

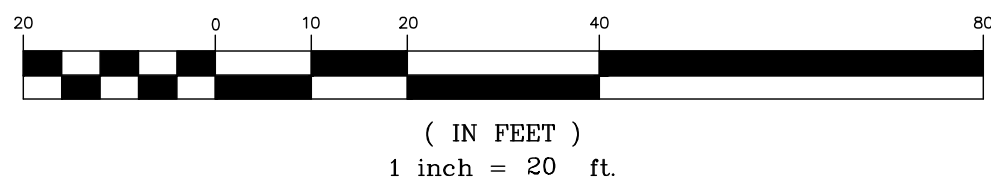
I, hereby state that to the best of my knowledge, information and belief, the survey shown hereon was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class "A" survey as specified therein; also there are no visible encroachments, projections, or setbacks affecting the property other than those shown.

MICHAEL S. SHULSE, S.C. P.L.S. No.18268
1213 SHADOW MIST LANE
WANDO, S.C. 29492
PHONE: (843) 296-1607



THIS DOCUMENT IS NOT A TRUE VALID COPY UNLESS BEARING THE ORIGINAL SIGNATURE AND RAISED EMBOSSED SEAL OF THE SURVEYOR.

GRAPHIC SCALE



BOGARD ST VARIABLE' R/W

UNABLE TO VERIFY INVERT- UD SEALED

C. PROPOSED PRELIMINARY SUBDIVISION PLAT

LINE TABLE		
LINE	LENGTH	BEARING
L1	11.27	N63°26'57"E
L2	10.29	S26°33'03"E
L3	10.30	S62°34'55"W
L4	10.01	S26°46'39"E
L5	0.68	S63°06'45"W
L6	15.78	S26°09'43"E
L7	8.64	N63°29'00"E
L8	8.64	N63°29'00"E
L9	3.19	S27°25'17"E
L10	8.45	N63°29'00"E
L11	8.50	N63°29'00"E
L12	14.93	N63°37'34"E
L13	9.27	N26°04'01"W
L14	9.19	S63°31'16"W
L15	8.14	S77°49'09"E
L16	8.76	N63°18'34"E
L17	1.21	N27°02'47"W
L18	8.50	N64°00'46"E
L19	8.65	S61°20'10"W
L20	2.19	N31°48'08"W
L21	8.67	S45°11'58"W
L22	13.41	N34°23'47"W
L23	7.65	N63°04'20"E
L24	0.54	N34°15'43"W
L25	6.20	N41°45'13"E
L26	3.97	N63°48'34"E
L27	4.98	S65°23'25"W
L28	0.90	N24°49'58"W
L29	3.57	N03°41'47"E
L30	11.44	N23°12'08"W
L31	13.06	N63°40'56"E
L32	19.18	S63°50'58"W
L33	1.00	N26°09'02"W
L34	16.03	S63°50'58"W
L35	2.00	S24°24'42"E
L36	4.00	S63°50'58"W
L37	9.74	S63°40'56"W
L38	11.74	N24°23'19"W
L39	7.27	N26°05'53"W
L40	11.33	S26°18'03"E
L41	0.65	N66°06'04"E
L42	2.69	N62°20'01"E
L43	16.96	N62°20'01"E
L44	8.42	N24°41'43"W
L45	4.73	N24°05'17"W
L46	3.54	S63°49'41"W
L47	1.33	S63°49'41"W
L48	12.36	S26°21'49"E
L49	33.88	N63°42'14"E
L50	13.85	N64°10'08"E
L51	0.67	S30°37'42"E
L52	1.00	N56°40'47"E
L53	2.32	N56°40'47"E
L54	9.84	N24°32'49"W
L55	6.00	N65°35'18"E
L56	0.67	S26°09'02"E
L57	8.34	S34°14'11"E
L58	10.00	N56°40'47"E
L59	8.57	S34°14'11"E
L60	9.64	N34°14'11"W
L61	5.00	S56°40'47"W
L62	5.00	N34°14'11"W
L63	2.00	S56°40'47"W
L64	3.00	S56°40'47"W
L65	11.36	N34°14'11"W
L66	18.00	S56°40'47"W
L67	8.15	N55°45'49"E
L68	9.19	N24°15'15"W
L69	6.00	N65°44'45"E
L70	2.50	S24°15'15"E
L71	15.22	S65°05'51"W
L72	7.50	S23°19'18"E
L73	8.65	S56°40'47"W
L74	4.00	S33°19'13"E
L75	6.00	S56°20'16"W
L76	4.04	N33°19'24"W
L77	12.65	N34°14'11"W
L78	6.00	S65°44'45"W
L79	2.50	N24°15'15"W
L80	9.14	N55°45'49"E
L81	13.27	S24°15'15"E
L82	4.39	N65°44'45"E
L83	16.23	S24°13'31"E
L84	1.34	S64°11'28"W
L85	7.07	N24°13'31"W
L86	4.00	N24°20'09"W
L87	18.00	N55°45'49"E
L88	6.00	N55°45'49"E
L89	10.68	S34°14'11"E
L90	6.71	N55°45'49"E
L91	15.67	N65°05'48"E
L92	1.00	N23°30'32"W
L93	3.00	N23°30'32"W
L94	9.75	S22°47'14"E
L95	9.00	N64°50'07"E
L96	33.41	S24°24'31"E
L97	5.30	N64°11'28"E
L98	4.50	N24°40'32"W
L99	4.34	N64°11'28"E
L100	5.00	N24°40'32"W
L101	14.94	N65°18'59"E
L102	9.00	N64°50'07"E
L103	18.00	S24°24'31"E
L104	12.14	N64°50'07"E
L105	18.01	S23°35'38"E
L106	18.01	S23°35'38"E
L107	9.00	N64°50'07"E
L108	28.55	N23°35'38"W
L109	18.64	S64°11'28"W
L110	18.01	N23°35'38"W
L111	9.00	N64°50'07"E
L112	9.00	N64°50'07"E
L113	9.00	N64°50'07"E
L114	18.01	N23°35'38"W
L115	9.15	N65°08'21"E
L116	10.26	S64°04'41"W
L117	3.11	N63°37'34"E
L118	1.00	S24°24'42"E
L119	7.21	S65°35'32"W
L120	3.13	S63°35'30"W

I, hereby state that to the best of my knowledge, information and belief, the survey shown hereon was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class A survey as specified therein; also there are no visible encroachments, projections, or setbacks affecting the property other than those shown.

MICHAEL S. SHULSE, S.C. P.L.S. No.18268
1213 SHADOW MIST LANE
WANDO, S.C. 29492
PHONE: (843) 296-1607



THIS DOCUMENT IS NOT A TRUE VALID COPY UNLESS BEARING THE ORIGINAL SIGNATURE AND RAISED EMBOSSED SEAL OF THE SURVEYOR.

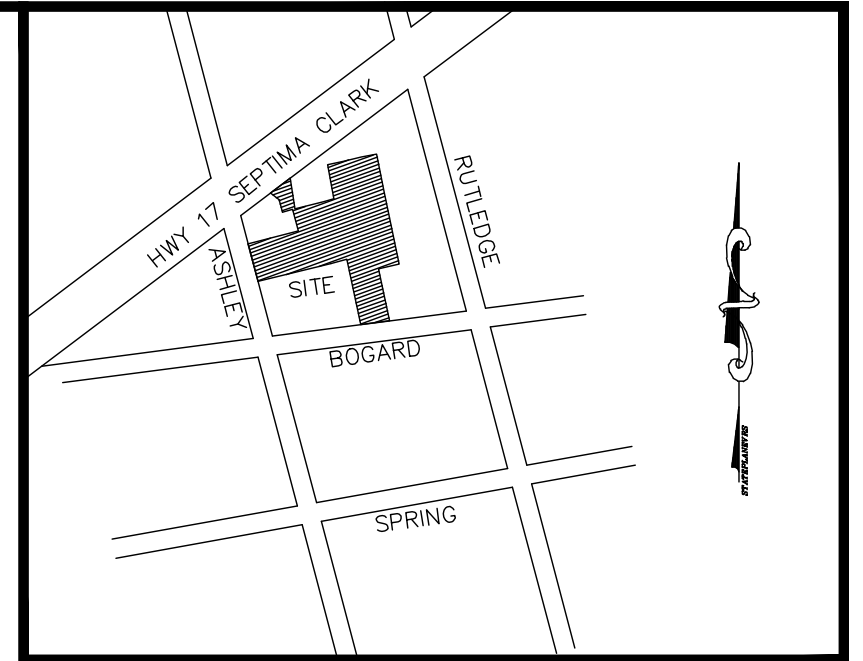
REFERENCES RMC

- 1.) PLAT BY LAMB
DATED 7/2/07
PLAT BOOK DF PG 760
- 2.) PLAT BY NELSON
DATED 7/2/07
NOT RECORDED OR SIGNED
- 3.) PLAT BY PEABODY
DATED 4/6/05
NOT RECORDED OR SIGNED
- 4.) PLAT BY STEVE JOHNSON
DATED 8/30/13
PLAT BK 513 PG 0283
- 5.) PLAT BY GEORGE JOHNSON
DATED 6/5/84
PLAT BK BA PG 082
- 6.) PLAT BY LAWSON
DATED 8/8/08
PLAT BK L09 PG 0462
- 7.) DEED BK 0179 PG 284

ZONING DR-2F

NOTES

- 1.) PROPERTY CORNERS SET ARE ALL 5/8" REBAR UNLESS NOTED OTHERWISE
- 2.) AREA CALCULATED BY THE COORDINATE METHOD.
- 3.) BEARINGS SHOWN HEREON ARE STATEPLANE GRID
- 4.) THIS PLAT IS INTENDED ONLY TO SHOW THE PRELIMINARY SUBDIVISION FOR THESE PARCELS AND IS BASED ON FOUND MONUMENTATION, LISTED REFERENCE DATA, AND LINES OF OCCUPATION. NO TITLE RESEARCH WAS DONE.
- 5.) SETBACKS ARE SUBJECT TO CHANGE AND MUST BE APPROVED BY CITY OFFICIAL
- 6.) THE SURVEY SHOWS EASEMENTS WHICH ARE OBVIOUS OR APPARENT TO THE SURVEYOR
- 7.) NO SUBSURFACE INVESTIGATION DONE
- 8.) ANY REPRESENTATION OUTSIDE BOUNDARY IS FOR REFERENCE
- 9.) THERE HAS BEEN NO ENVIRONMENTAL INVESTIGATION DONE FOR THE PARCELS; THE PRESENCE OR ABSENCE OF U.S. ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS OR DHEC-DCRM CRITICAL AREAS ARE UNDETERMINED AS OF THIS DATE.
- 10.) A PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA; ZONE "AE" ELEV. 13 AS PER F.I.R.M. PANEL #45019C 05123, DATED NOVEMBER 17, 2004



LOCATION MAP NOT TO SCALE

LEGEND

- IRON PIPE FOUND
- IRON PIPE SET
- CALCULATED POINT
- STORM MANHOLE
- HACKBERRY TREE
- ELM TREE
- OAK TREE
- PALM TREE
- POPCORN TREE
- FIRE HYDRANT
- POWER POLE
- COMMON AREA
- UTILITY BOX
- SEWER MANHOLE
- ELECTRIC BOX

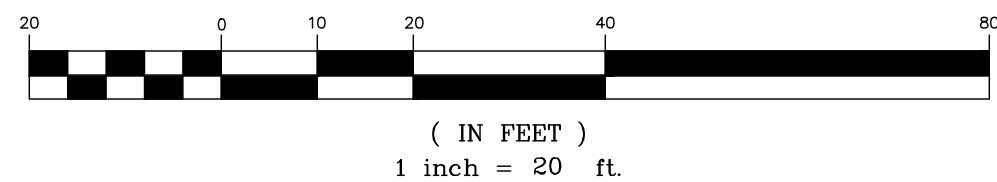
PUD AREA CALCULATIONS

TOTAL LAND IN PUD	39,978 Sq Ft	0.92 Ac.
TOTAL EASEMENT OUTSIDE PUD	1,223 Sq Ft	0.03 Ac.
TOTAL LOT AREAS	28,385 Sq Ft	0.64 Ac.
TOTAL LOT AREA(PARKING)	1,495 Sq Ft	0.03 Ac.
TOTAL EASEMENTS/COMMON AREA	10,098 Sq Ft	0.23 Ac.

BUILDABLE AREAS FOR LOTS

LOT	AREA	WITH CANTERLEVER PORCH
LOT 1	472 Sq Ft	517 Sq Ft
LOT 2	272 Sq Ft	306 Sq Ft
LOT 3	217 Sq Ft	246 Sq Ft
LOT 4	860 Sq Ft	954 Sq Ft
LOT 5	610 Ft	655 Sq Ft
LOT 6	493 Sq Ft	543 Sq Ft
LOT 7	1,920 Sq Ft	2,118 Sq Ft
LOT 8	372 Sq Ft	411 Sq Ft
LOT 9	224 Sq Ft	250 Sq Ft
LOT 10	550 Sq Ft	602 Sq Ft
LOT 11	1,103 Sq Ft	1,216 Sq Ft
LOT 12	283 Sq Ft	312 Sq Ft
LOT 13	1,103 Sq Ft	1,216 Sq Ft
LOT 14	283 Sq Ft	312 Sq Ft
LOT 15	1,103 Sq Ft	1,216 Sq Ft
LOT 16	887 Sq Ft	974 Sq Ft
LOT 17	286 Sq Ft	315 Sq Ft
LOT 18	286 Sq Ft	315 Sq Ft
LOT 19	286 Sq Ft	315 Sq Ft
LOT 20	286 Sq Ft	315 Sq Ft
LOT 21	1,103 Sq Ft	1,216 Sq Ft
LOT 22	1,086 Sq Ft	1,198 Sq Ft
LOT 23	1,086 Sq Ft	1,198 Sq Ft
LOT 24	1,086 Sq Ft	1,198 Sq Ft

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

PRELIMINARY SUBDIVISION PLAT FOR
TMS#460-07-04-009,015,016, 205 THRU 218,
TMS# 460-07-04-027, 028, 029
OWNED BY REID BURGESS, SALLY EISENBERG, WILLIAM & BARBARA
HANCOCK ,1 KENNEDY COURT, LLC, JUDITH AIDOO
266 ASHLEY AVE,LLC, MARK & DIANE GOULD, ANDREW GOULD,
264 ASHLEY AVE HOA , 266 ASHLEY AVE HOA, & REVERSE SPRAWL, LLC
LOCATED IN
CITY OF CHARLESTON
CHARLESTON COUNTY SOUTH CAROLINA
DATE SURVEYED: JUNE 23, 2014

D. LETTERS OF COORDINATION



PO Box B
Charleston, SC 29402
103 St. Philip Street (29403)

(843) 727-6800
www.charlestonwater.com

Board of Commissioners

Thomas B. Pritchard, Chairman
David E. Rivers, Vice Chairman
William E. Koopman, Jr., Commissioner
Mayor Joseph P. Riley, Jr. (Ex-Officio)
Councilmember Dean C. Riegel (Ex-Officio)

Officers

Kin Hill, P.E., Chief Executive Officer
Dorothy Harrison, Chief Administrative Officer
Wesley Ropp, CMA, Chief Financial Officer
Andy Fairey, Chief Operating Officer
Mark Cline, P.E., Capital Projects Officer

1/6/2015

Ms. Erika Harrison
Reverse Sprawl, LLC
PO Box 20956
Charleston, SC 29403

Re: Sewer Availability to TMS #460-07-04-009, 015, 016, 027, 028, 029, & 205 - 217 to serve 24 single family residential units

Dear Ms. Harrison,

This letter is to certify our willingness and ability to provide wastewater collection service to the above referenced site in Charleston County, South Carolina. Wastewater collection service to this site may be made available via the existing eight inch gravity mains in the rights of way of Kennedy Ct., Ashley Ave., and Bogard St. Any subdividing of the property subsequent to this correspondence will require a review process of the civil engineering plans to ensure compliance with the Charleston Water System minimum standards. Any extensions and/or modifications to the infrastructure to serve this site will be a developer expense. Please be advised that wastewater impact fees, wastewater tap fees, change-in-use fees, and/or cost to extend fees will be due prior to connection of any Charleston Water System's sewer system. This letter does not reserve capacity in the Charleston Water System infrastructure and it is incumbent upon the developer or his agent to confirm the availability herein granted past 12 months of this correspondence.

The Charleston Water System certifies the availability of service only insofar as its rights allow. Should access to our existing sewer main/mains be denied by appropriate governing authorities, the Charleston Water System will have no other option than to deny service.

This letter is not to be construed as a letter of acceptance for operation and maintenance from the Department of Health and Environmental Control.

If there are any questions pertaining to this letter, please do not hesitate to call on me at (843) 727-6870.

Sincerely,

A handwritten signature in blue ink that reads "Cheryl Boyle". The signature is fluid and cursive.

Cheryl L. Boyle
Engineering Assistant
Charleston Water System

cc: file



January 20, 2015

REVERSE SPRAWL, LLC
c/o Ms. Bebra Martinez
Law Office of Erika V. Harrison
PO Box 20956
Charleston, SC 29413

Re: 264 and 266 Ashley Avenue; 0 and 70 ½ Bogard Street; 1, 3 and 5 Kennedy Court, Charleston, SC
TMS No: 460-07-04-009, 015, 016, 027, 028, 029 and 205 through 217

Dear Ms. Martinez:

I am pleased to inform you that South Carolina Electric & Gas Company (SCE&G) will be able to provide electric and gas service to the above referenced project. Electric and gas service will be provided in accordance with SCE&G's General Terms and Conditions, other documents on file with the South Carolina Public Service Commission, and the company's standard operating policies and procedures. Any associated customer contribution will be determined when equipment loads and projected revenues are analyzed. In order to begin engineering work for the project, the following information will need to be provided:

- Detailed utility site plan (AutoCAD format preferred) showing water, sewer, and storm drainage as well as requested service point/transformer location.
- Additional drawings that indicate wetlands boundaries, tree survey with barricade plan and buffer zones (if required), as well as any existing or additional easements will also be needed.
- Electric load breakdown by type with riser diagrams
- Gas load and delivery pressure
- Signed copy of this letter acknowledging its receipt and responsibility for its contents and authorization to begin engineering work with the understanding that SCE&G intends to serve the referenced project.

SCE&G's construction standards and specifications are available at www.SCEG.com/en/builder-services/resources. For more information or questions, please contact me by phone at (843) 576-8452 or at khare@scana.com.

Sincerely,

Kathy J. Hare
Customer Service Engineering

AUTHORIZED SIGNATURE: _____ DATE: _____

TITLE: _____ PHONE: _____



January 9, 2015

RE: Charleston County TMS# 460-07-04-009, 015, 016,027, 028, 029, and 205 through 217

Located near or at:

- 266 Ashley Avenue
- 264 Ashley Avenue
- 0 Bogard Street
- 70 1/2 Bogard Street
- 1 Kennedy Court
- 3 Kennedy Court
- 5 Kennedy Court

To Whom It May Concern:

This letter is to confirm that Comcast Cable is the franchised video service provider for the new location of Charleston, SC. Upon execution of a property-specific agreement, the terms of which will be negotiated separately, Comcast can and will extend its cable plant to the property so that the residents there will have access to Xfinity Video, High-Speed Data, and Digital Voice services.

Depending on cost to extend the plant, the owner may be asked to bear some of the cost of cable plant construction.

Should you have any additional questions, please contact me at 843-266-3094.

Best Regards,

A handwritten signature in blue ink, appearing to read "Andy Mcilwain", is written over a light blue horizontal line.

Andy Mcilwain
Business Development Account Executive
Comcast of South Carolina, Inc.
4400 Bell Oaks Drive
North Charleston, SC 29405
(843) 266-3094 office
Andrews_mcilwain@cable.comcast.com

January 29, 2015

Operations Division

Law Office of Erika Harrison
Bebra Martinez
PO Box 20956
Charleston, SC 29413

Michael L. Bobby
Acting Superintendent &
Chief of Finance, Operations &
Capital Programs

RE: Letter of Coordination for "Catfiddle"
Planned Unit Development – Located between the block streets of:
Ashley Avenue, Bogard Street and Kennedy Court

Dear Ms. Martinez,

Please accept this letter as "Proof of Coordination" for the referenced development.

We understand the owner of the referenced tract has made an application to Charleston County. Charleston County requires letters of coordination from various agencies, including the Charleston County School District, prior to approving this zoning change. It is our understanding the master plan for this site is for 23 single family dwellings and 1 accessory building.

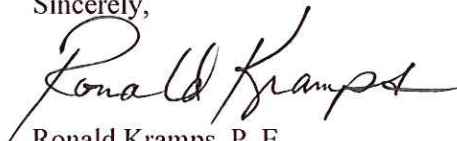
Town ordinance requires two items: anticipated number of school aged population and the school attendance zone(s) for the development. This information is as follows:

Memminger or Mitchell Elementary	4 additional projected students
Burke Middle	2 additional projected students
Burke High School	3 additional projected students

The above information is based on an average of .4 students per single-family unit (23) divided by the number of kindergarten through twelfth grade levels (13) to get a grade level average. That average is multiplied by the number of grade levels per school level and rounded to the nearest whole number.

Please contact me if there are additional questions or needs.

Sincerely,



Ronald Kramps, P. E.
Executive Director
Facilities Maintenance & Asset Management
Phone: (843) 566-8132

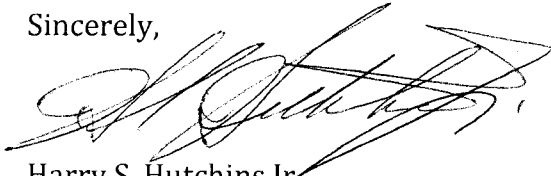
E. ARCHEOLOGICAL STUDY

August 5, 2014

To Whom It May Concern:

Along with my crew, I have back-hoed and dug 70% of the property to the rear of 249 Rutledge Avenue (TM #4600704218) as well as 100% of the rear of properties 5 and 3 Kennedy Court in Charleston, South Carolina, with full permission from the owners. Although we did not have access to ground penetrating radar, we did dig to the depth of four to six feet on the above properties. In my opinion, we found no artifacts or evidence that would indicate any gravesites on these properties.

Sincerely,

A handwritten signature in black ink, appearing to read "H. Hutchins Jr.", with a stylized, flowing script.

Harry S. Hutchins Jr.
Associate Professor
Pediatric Dentistry
MUSC School of Dentistry
Charleston, SC
(843)792-3629